

# Energy performance certificate (EPC) recommendation report

York House Retirement Home  
8-10  
Cauldon Avenue  
SWANAGE  
BH19 1PQ

Report number  
**3341-6161-6153-0589-7749**

Valid until  
**20 August 2035**

---

## Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

---

# Recommendations

## Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Improve insulation on HWS storage.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add optimum start/stop to the heating system.	Medium

## Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

## Property and report details

Report issued on	21 August 2025
Total useful floor area	1,013 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

---

## Assessor's details

Assessor's name	Hyman Mark Glazer
Telephone	01202 759 780
Email	<a href="mailto:mark_glazer@yahoo.co.uk">mark_glazer@yahoo.co.uk</a>
Employer's name	Mark Glazer Chartered Surveyor
Employer's address	38 Alyth Road Bournemouth BH3 7DG
Assessor ID	EES/015316
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

---